

**REVISED**  
**PLANNING AND ZONING COMMISSION**  
**AGENDA**

**Monday, August 23, 2004**  
**7:00 PM**

**TOWN HALL ANNEX BUILDING**  
**57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #Z200419 – Developers Reality Corporation for a special permit and site plan approval for a supermarket on property located on West Road, APN 046-003-0000 in a PC Zone. (Continued from the June 28, 2004 meeting).
2. #Z200425—Ellington Football League for site plan modification and CGS 8-24 Review to install construct a 30' x 24' addition to the existing well house on property located at 45 Sadds Mill Road, APN 079-004-0000 in an A-Zone.
3. #Z200421—Dale Cunningham for a special permit and site plan approval for a radio tower on property located at 3 South Road, APN 112-048-0000 in a RA-Zone. (Continued from the June 28, 2004 meeting).
4. #S200407—Gingras Development, LLC for a 20 lot subdivision on properties located on Crane Road, APN 060-002-0000 & 060-004-0000 in an A-Zone.
5. #S200402—Rachel Lee Wheeler-Rossow for a 4 lot resubdivision on property located on Overhill Road and Cranberry Lane, APN 180-013-0000 in an A-Zone. (Continued from the June 28, 2004 meeting).
6. #Z200423—Rachel Lee Wheeler-Rossow for a special permit for 4 rear lots in conjunction with a 4 lot resubdivision on property located on Overhill Road and Cranberry Lane, APN 180-013-0000 in an A-Zone. (Continued from the June 28, 2004 meeting).
7. #Z200426 – Dzen Brothers, Inc. for a zone change to PC/Planned Commercial on property located at 187 Windsorville Road & 8 Pinney Street, APN 009-041-0000 & 009-042-0000 in a C and MF Zone.
8. #Z200430 - Gott, LLC for Bill & Judy Delany for a modification of a special permit #Z200327 for an accessory apartment on property located at 67 Snipsic Lake Road, APN 057-003-0000.

9. #Z200420—Ellington Planning & Zoning Commission for an amendment to the Ellington Zoning Regulations to create an “Age-Restricted Cluster Housing Zone” regulation.  
(Continued from the June 16, 2004 special meeting).

#### **IV. UNFINISHED BUSINESS: NONE**

#### **V. NEW BUSINESS:**

1. #Z200432 – Peter Sirois for William Kaiser for a special permit for 1 rear lot on property located at 41 Newell Hill Road, APN 127-013-0000 in an RA Zone. **(RECEIPT ONLY)**
2. #S200409 – Peter Sirois for William Kaiser for a three lot subdivision on property located at 41 Newell Hill Road, APN 127-013-0000 in an RA Zone. **(RECEIPT ONLY)**
3. #S200408 – Denise Rodrigue for a resubdivision on property located at Extension of Ridge Drive for High Ridge II, APN 066-005-0000 in an AA Zone. **(RECEIPT ONLY)**
4. #Z200431 – Dover Corp. for a zone change to MF/Mutli-Family on property located at 35 Windermere Ave, APN 011-013-0000 in an IP Zone. **(RECEIPT ONLY)**
5. #S200410 – Christopher E. DeAnn C. Yanoros for a seven lot subdivision on property located at 27 Ladd Road, APN 131-001-0000 in an RA Zone. **(RECEIPT ONLY)**
6. #Z200433 – Great Country Garages for special permit and site plan approval for retail sales on property located at 210 West Road, APN 037-002-0000 in a PC Zone.  
**(RECEIPT ONLY)**
7. #S200411 – Angel Trace, LLC for a 25 lot subdivision on property located at the rear of Crystal Lake Road, APN 110-018-0000 in an RA Zone. **(RECEIPT ONLY)**
8. #Z200434 – Angel Trace, LLC for a special permit for 2 rear lots on property located at 94 Crystal Lake Road, APN 109-009-0000 in an RA Zone. **(RECEIPT ONLY)**
9. Request of Santini Homes for CGS – 8-24 regarding acceptance of Gasek Farms I and bond Reduction.
10. Request for a second 90-day extension to file subdivision mylars for the Eagle Estates subdivision (S200401).

#### **VI. ADMINISTRATIVE BUSINESS:**

1. “CenterEdge” Discussion and Ad Hoc Committee.
2. Discussion and recommendation regarding Build Out Analysis.
3. Discussion of Fees In Lieu of Open Space.
4. Discussion of zoning requirements for farm stands
5. Discussion of zoning requirements for “road-side vendors”
6. Discussion re: Design Review Board (DRB) staffing
7. Approval of Meeting Minutes:
  - a. May 20, 2004 Special Meeting Minutes
  - b. May 24, 2004 Regular Meeting Minutes
  - c. June 16, 2004 Special Meeting Minutes
  - d. June 28, 2004 Regular Meeting Minutes
  - e. July 26, 2004 Regular Meeting Minutes
8. Correspondence:
  - a. Letter to Attorney Bruce Fader from Matt Davis & Richard Kalva, dated August 6, 2004.
  - b. Municipal Management Bulletin.
  - c. Letter to Dennis Milanovich from Mark Leighton, dated July 19, 2004.

- d. Fax to Antonette Webster from Matt Davis.
- e. Memo to Matt Davis from Dennis Milanovich, dated August 11, 2004.
- f. Fax to James Aldrich from Matt Davis, dated August 13, 2004.
- g. Letter to Bruce Luginbuhl from Rick Kalva, dated August 13, 2004.
- h. Letter to Dennis Milanovich from Mark Leighton, dated July 19, 2004.

**VII. ADJOURNMENT:**